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11th April 2022

Planning Team

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Planning Fire Safety Strategy: London Plan Policy D12 Fire Statement
4 Pages Inclusive.

Project:
AG273_ 17 Hampstead Hill Gardens, Hampstead NW3 2PH
Your Reference:
TBC
Planning Portal Ref:
PP-11179006
Image:



Image 001: 17 Hampstead Hill Gardens from Hampstead Hill Gardens.

Dear Planning Team,

AG270_ Flat 01, 17 Hampstead Hill Gardens NW3 2PH

Lower Ground Floor rear extension and alterations, replacement glazing throughout.

Planning Fire Safety Strategy: London Plan Policy D12 Fire Statement

We have reviewed guidance policy and followed headings of the Greater London Authority London Plan Guidance Sheet Policy D12(B):

["London Plan Policy D12\(B\) Fire Statement checklist"](#)

["1. Fire safety information provided within a Fire Statement."](#)

Yes, fire safety information has been provided within a Fire Statement. This document is the relevant Fire Statement.

["2. Has the applicant made a declaration of compliance that the fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12A?"](#)

We (Morgan Harris Architects Ltd) declare that the fire safety information contained within this document satisfies the requirements of London Plan Policy D12A and is, necessarily, compliant. This document has been written and approved by Guy Morgan-Harris (an ARB Registered Architect qualified since 2003) on behalf of Morgan Harris Architects Ltd.

["3. Has information been provided under each of the headings of the policy requirements which are applicable to the development in question \(D12 A1-A6\)."](#)

Please see our response to each of the headings provided below:

["Information on space provisions for fire appliances and assembly points \(criteria 1\)."](#)

Fire assembly points are opposite property on Hampstead Hill Gardens if exiting via front door and to far end of Rear Garden in event of exit from rear of property.

["Information on passive and active safety measures \(criteria 2\)."](#)

Passive measures include re-using and upgrading existing protected means of escape to allow a protected escape route from existing Upper Ground and Lower Ground floors to a point of exit, being front door onto Hampstead Hill Gardens via Lower ground (side door) or Upper Ground (Front Door) or via Lower Ground into rear garden. The materials and products used shall provide at least half hour fire protection in alignment with current Approved Document B requirements for such a property.

Active measures include installation of hardwired and interlinked Heat, Smoke and Carbon Monoxide alarms with integrated sounders.

["Information and data on construction products and materials \(criteria 3\)."](#)

Materials and products have not yet been specified in full as yet, however, we can confirm the following:

Internal doors to be 30 minute fire rated.

FD30 rated internal fire door:

Product to adhere to BS 476-22:1987 is 'Certfire Approved'.

Pocket doors used shall also be minimum 30 minutes Fire Rated, initially specified as FD30 fire doors with Selo Enigma 'E11 S FR' or 'E10 S FR' Shadow Gap FD30 door frames:

<https://enigmapocketdoors.com/design-options/shadow-gap/>

Ceilings to Kitchen and other areas with hot appliances (Laundry/Utility Room) will have suitably rated Fire Board, an example specified product below:

British Gypsum Gyproc FireLine plasterboard, compliant with EN250, order code 01919/7 (1200mm x 2400mm).

<https://www.british-gypsum.com/products/gyproc-fireline?tab0=1>

The same to be used to double board around any proposed steel beams and posts (these not yet specified, as we are at Planning stage of this project and have not yet reached Detailed Design stage).

Smoke, Heat and Carbon Monoxide Alarms:

These are all to be hard wired and integrated into the design of our Post planning drawing set.

Heat alarms to be located as follows:

- Kitchen
- Laundry Room
- Boiler Cupboard

Smoke Alarms to be Located as Follows:

- Lower Ground Landing
- Lower Ground Laundry/Utility Room
- Upper Ground Floor Entrance Hall
- Upper Ground Floor Reception

Carbon Monoxide Alarms to be located as follows:

- Boiler Cupboard
- Within necessary vicinity of any fuel burning appliance (such as gas fire, or wood burning stove).

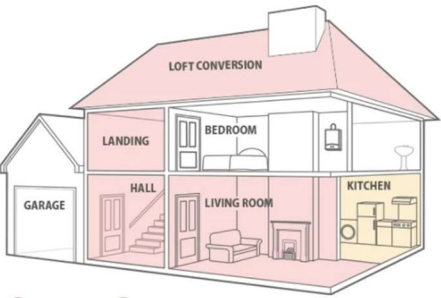
These all to be hard wired and interlinked with integrated sounders and battery back-up.

All products to meet or exceed requirements of Building Regulations Approved Document B.

To meet requirements of **BS 5839-6:2019** with a **GRADE D2** installation: "A system of one or more mains-powered detectors, each with an integral standby supply consisting of a user-replaceable battery or batteries. (such as FireAngel's [SW1-PF-T](#) and [HW1-PF-T](#) alarm)."

The overall design will offer **LD2 'Additional Protection'** category for fire detection and fire alarm system (as per BS 5839-6-:2019) as outlined below:

LD2 Additional Protection

<p>Escape routes plus high risk rooms</p>	<p>Escape routes plus high risk rooms</p> <p>Category LD2: A system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room.</p> <ul style="list-style-type: none"> • Hallway • Landing • Living Room • Kitchen (Heat alarm) 	
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"Information on means of escape and evacuation strategy (criteria 4)."

Means of escape is via the protected means of escape from Lower Ground and Upper Ground Floor Rooms via landing and stairs to front door, side door or rear garden. Our Client has been briefed on this route. Lower Ground floor means of escape is via side door to Hampstead Hill Gardens, via protected stair to Upper Ground front door to Hampstead Hill Gardens or via windows into lightwells or doors to rear garden. Upper Ground means of escape is via front door to Hampstead Hill Gardens.

"Information on access and equipment for firefighting (criteria 6)."

For a project of this nature with suitable installation of Heat, Smoke and CO alarms and a protected means of escape there is no additional requirement for fire-fighting equipment.

"4. Is the fire safety information specific and relevant to the development proposal?"

Yes, the fire safety information provided is specific to this property and the proposed works.

“5. Where lifts are proposed has the author made a declaration of compliance against London Plan Policy D5(B5) requirement for fire evacuation lifts?”

No lifts are proposed within this small extension and refurbishment project for alterations to a single family domestic dwelling.

“6. Has information been provided on the design code(s)/ standards the development proposal has been designed to?”

Yes, we can confirm that the proposed works will be fully Compliant with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments

We have included reference to relevant codes and standards within our response to Item 03.

We have provided a link to Building Regulations Approved Document B below for you:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937931/ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf

The works cannot be progressed and completed (then occupied) without Inspection and issue of Final Certificate by Camden Council Building Control or a suitably qualified Licensed Approved Inspector. The Building Control Inspector is obliged to review Fire Safety strategy in due course once the proposal has progressed beyond the Planning Application Stage when either Notice of Works is served or a Full Plans Application is made relating to the works.

We would usually submit a Full Plans Application once we have drawn up the proposal in detail, including provision of fire escape routes, heat, smoke and Carbon Monoxide alarms, suitable provision of Fire Doors etc. This process would only be undertaken once Planning Permission has been Granted.

There is already a Statutory Obligation to ensure a property meets the requirements of The Building Regulations Approved Document B. We understand that this is still the case.

Section 06 CONCLUSION:

We have provided the information necessary to progress this Planning Application through Validation and to Approval. We shall address Fire Strategy in more detail in any case in due course.

We hope that this document is clear and legible and allows positive progression.

If you have any questions, or should your team wish to receive any further information please do call or e-mail at your convenience.

Yours sincerely,



For, and on behalf of **morganharrisarchitects**.

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